

City of Wimberley
City Hall
221 Stillwater
Wimberley, Texas 78676
Minutes of Regular Meeting of City Council
December 4, 2014 at 6:00 p.m.

City Council meeting called to order at 6:00 p.m. by Mayor Steve Thurber.

Senior Pastor Mike Phillips of First Baptist Church of Wimberley gave the Invocation.

Mayor Thurber and Councilmembers led the Pledge of Allegiance to the United States and Texas flags.

Councilmembers Present: Mayor Steve Thurber, Councilmembers Tom Talcott, Cindy Anderson, Matt Meeks, Pam Showalter, and John White.

Staff Present: City Administrator Don Ferguson and City Secretary Cara McPartland

Recognition

Recognition of Blue Hole Regional Park employee Jan Allison as the Part-Time Employee of the Year awarded by the Texas Recreation and Parks Society, Central Texas Region.

Blue Hole Regional Park Manager Lauren Shrum commended Employee of the Year Jan Allison, who received recognition from the Central Texas region of the Texas Recreation and Parks Society. Ms. Shrum nominated Ms. Alison due to her tenure and dedicated service, and noted her reliability and role as mentor to younger staff members.

On behalf of the entire Council and community, Mayor Thurber thanked Ms. Allison for her service and commitment to the Park and congratulated her on this award.

Citizens Communications

Scott Johnson of Sabino Ranch spoke on the need to work on restoring trust in City Council, particularly in the area of communicating with private property owners. He expressed concerns regarding lack of notice of surveying activity on private property and movie location shooting at Blue Hole Regional Park. He felt that respect should be the focus moving forward.

Wimberley resident Mac McCullough claimed that the contract the City entered into with Design Workshop is "in default," and claimed that significant aspects of that contract have not been fulfilled. He said the community has grown to mistrust the City and felt the city administrator should be asked to resign. Mr. McCullough objected to the Central Wimberley Master Plan as harmful to his property and stated that the Plan would be subject to disclosure, should his property be sold.

Wimberley Institute of Cultures (WIC) President Phil Lebkuecher thanked Mayor Thurber and City Administrator Ferguson for inviting him to speak and expressed concerns previously related in a letter regarding the proposed lighted message board sign at the Wimberley Community Center, which he felt might detract from the historical value of the Wimberley Winters House. He asked that Council consider alternate location(s) for the sign. Speaking as a private citizen (not as a WIC representative), Mr. Lebkuecher noted the opposition expressed relating to the Central Wimberley Master Plan and hoped that the City will listen to those vested in the community and to those who feel that the Plan is infringing on their private property rights.

1. Consent Agenda

- A. Approval of minutes of the Regular City Council meeting of November 6, 2014
- B. Approval of minutes of the Special City Council meeting of November 3, 2014
- C. Approval of minutes of the Special City Council meeting of November 19, 2014
- D. Approval of October 2014 Financial Statements for the City of Wimberley

Councilmember Meeks moved to approve all Consent Agenda Items, as presented. Councilmember Showalter seconded. Motion carried on a vote of 5-0.

2. City Administrator Report

- Status report on financial condition of the City of Wimberley

City Administrator Ferguson reported that the financial condition of the City is very sound, that the City does not operate with a deficit, and noted that the City's General Fund Balance is in excess of \$1,000,000. He cited legal costs to date, as follows: Since 2012, costs incurred by the City related to Mill Race Lane litigation total \$61,921. He advised that the City has spent approximately \$7,000 on an appeal of a Board of Adjustment decision related to a variance at 411 Mill Race Lane.

- Status report on the proposed acquisition and installation of two (2) electronic message boards

City Administrator Ferguson reported that Mr. Lebkuecher's aforementioned letter has been forwarded to Council for review, with Council discussion of this issue scheduled for January 2015. He noted that a meeting will be held on Monday, December 8th with Wimberley ISD officials to view the location of the electronic message board at WISD's Administration building on FM 2325. Mayor Thurber thanked WIC and Mr. Lebkuecher for discussions to date and advised that future meeting(s) will be held on alternative sign options/locations.

In addition, City Administrator Ferguson reported on recent landscape plantings at the Blue Hole Regional Park, including wildflower meadows and the garden in front of the gate house.

- Status report on the Transportation Advisory Board Street Improvement Outreach Project

City Administrator Ferguson did not report on this item.

- Status report on *The Central Wimberley Wastewater Project*

City Administrator Ferguson reported that the City is waiting for the Texas Commission on Environmental Quality (TCEQ) to issue the draft permit, with the comment review process currently underway. He advised that Mayor Thurber's announcement of members to serve on the task force on collection system design is forthcoming and anticipated the design phase to last approximately six (6) months.

Referencing previously expressed citizen concerns on the City's financial condition, specifically expenditures versus revenues, Mayor Thurber clarified that the City will have sufficient income to cover debt service on the Texas Water Development Board loan.

3. Presentation

Presentation by the Pedernales Electric Cooperative (PEC) of a status report on the PEC Transmission Line Improvement Project (*Brad H. Hicks, PE, Vice President, Engineering & Energy Innovations, Pedernales Electric Cooperative*)

Brad Hicks spoke on communications with private property owners, ongoing efforts to address their concerns, and project modifications beneficial to those property owners. He provided an update on the easement acquisition process and associated PEC compensation. Mr. Hicks noted that PEC consultant Marshall Jennings will be working with him to help expedite communications with property owners. Mr. Hicks reiterated his commitment to work with property owners and minimize impact of the project as much as possible. He encouraged those present to pass along his contact information to any property owners who have not yet been contacted by PEC. Mr. Hicks spoke on the need for line improvements due to increases in existing loads and anticipated future loads. He hoped for full consent from directly impacted property owners by the end of January 2015 and stated that line construction may begin by year-end 2015, should all issues be resolved. Brief discussion followed on possible timeframes for completion of specific project phases, certain design options, project status updates, potential project-related outages, and projected load issues due to growth.

4. Public Hearing and Possible Action

Hold a public hearing and consider approval of an application to subdivide a portion of a 10.01 acre tract of real property located at 615 Sunset Drive, Wimberley, Hays County, Texas, establishing Lot 1, Boyles Home Subdivision, and requested variances from Section 151.20 (H)(3) of Ordinance No. 2009-050 relating to lot size multiplier and Section 154.008 relating to net site area calculation. (*Tom Boyles, Applicant*)

City Administrator Ferguson reviewed the subdivision application to create one (1) 1.05 acre lot, to be known as Lot 1 Boyles' Home Subdivision, from a portion of a currently unplatted 10.01 acre tract of real property located at 615 Sunset Drive. He noted that the newly created Lot 1 will require rezoning to Single Family Residential 2 (R-2), as the lot will be less than two (2) acres in size. The remaining portion of the tract will maintain its Residential Acreage (RA) zoning, as it will exceed five (5) acres in size. He stated that the proposed subdivision will

obtain water/wastewater services from Wimberley Water Supply Corporation and on-site sewerage facilities (OSSF), respectively. He advised that the applicant is seeking a variance from §151.20(H)(3) of Ordinance No. 2009-050 that requires the minimum and maximum lot size for a zoning district to be increased according to the average slope of the lot. In addition, a variance is being sought from Code §152.008 that excludes areas having an average slope exceeding thirty-five percent (35%) in the calculation of the net site area of a lot. The topography of the lot makes it impossible for the lot to be platted according to Code.

City Administrator Ferguson reported that the Planning and Zoning Commission voted 4-1 to recommend approval of the plat and requested variances at its November 13, 2014 meeting. Council was advised that two (2) emails were received after Planning and Zoning's November 13th meeting expressing concerns/opposition related to possible future subdivisions/development of the subject property. In response to those concerns, City Administrator Ferguson stated that the subject property owner has agreed to additional plat notes stipulating that the property will not be further subdivided, that utilities will be placed underground so as not to obstruct views, and that no more than one single family residence shall be constructed on the newly created lot or the remaining lot. Based on the applicant's agreement to the additional plat notes, City Administrator Ferguson recommended approval of the subdivision and requested variances.

Mayor Thurber opened the public hearing. Hearing no comments, Mayor Thurber closed the public hearing.

Discussion included the subject property's septic system, slope and associated design challenges, as well as access issues. The applicant's representative, Kelly Kilber, confirmed that the owner of the remaining nine-acre tract, Mary Carr, has agreed to not further subdivide or develop the property in the future.

Councilmember White moved to approve the ordinance, as presented, including the variances, as requested, and additional plat notes, as stated above. Councilmember Talcott seconded. Motion carried on a vote of 5-0.

5. Resolution

Consider approval of a resolution of the City Council of the City of Wimberley, Texas, requesting members of the 84th Legislative Session of the State of Texas to support legislation that increases funding for the Texas Recreation and Parks Account, Large County and Municipality Recreation and Parks Account, Local Grant Programs, and the Texas State Park System. (*City Administrator*)

City Administrator Ferguson explained that the resolution encourages passage of legislation maximizing the use of revenues from sporting goods sales tax and federal funds to increase parks projects funding and restoration of funds cut from Texas Recreation & Parks Account (TRPA) Local Park Grant Funding and Urban accounts by previous legislative session(s).

Mayor Thurber advised that State Representative Jason Isaac indicated his support of the proposed resolution at a recent meeting. Discussion established that the resolution, if approved,

will be submitted to the Texas Recreation and Parks Society (TRAPS), and forwarded to the appropriate entities.

Councilmember White moved to approve the resolution, as presented. Councilmember Meeks seconded. Motion carried on a vote of 5-0.

6. Ordinance

Discuss and consider approval of an ordinance of the City of Wimberley, Texas declaring the intent of the City of Wimberley, Texas, to annex into the city limits a 0.572 acre tract of land located at 205 Freedom Drive and to extend the boundary limits of said city so as to include said property; providing written notice to the property owners, service providers located in such territory, providing for two (2) public hearings and directing the city administrator to prepare a service plan providing for full municipal services to the area to be annexed; providing for repealer, severability, an effective date, and proper notice and meeting. *(City Administrator)*

City Administrator Ferguson explained the ordinance would initiate the annexation process for the subject tract owned by Sue Jones, who has petitioned the City to have her property annexed. The voluntary annexation was prompted by Ms. Jones’ discovery that two of the parcels that make up her Freedom Drive property are inside city limits, while a third parcel is contiguous to, but located outside city limits. Ms. Jones submitted the voluntary annexation petition in conjunction with a subdivision application to combine the three parcels into one lot. He noted the changes to the annexation schedule and asked that Council include the following revisions to the dates listed in the ordinance’s *Voluntary Annexation Schedule*:

Thursday, December 4, 2014	Consideration of Intent to Annex Ordinance
Tuesday, December 30 16, 2014	Deadline to send written notice to Property Owner, Railroad owning ROW in annexed area, and “each public or private entity that provides services in the annexed area” of Intent to Annex [at least 30 days b/f 1 st public hearing; LGC 43.062]
Thursday, January 15 1, 2015	Newspaper Publication of Notice of Both First and Second Public Hearings [20>x>10 days b/f hearing, LGC 43.063(c)]
Thursday, January 15 1, 2015	Publication of Notice of Public Hearings on City’s website (must stay posted through date of second public hearing) [>10 days b/f first hearing, LGC 43.063(c)]
Thursday, January 15 1, 2015	Provide written notice to School District of proposed annexation [20>x>10 days b/f first hearing, LGC 43.905]
Thursday, January 29 15, 2015	First Public Hearing [40>x>20 days b/f “institution of annexation proceedings,” LGC 43.063(a)]
Thursday Tuesday, February 3 January 20, 2015	Second Public Hearing [40>x>20 days b/f “institution of annexation proceeding,” LGC 43.063(a)]
Thursday, March February 5 19, 2015	Consideration of Annexation Ordinance (<i>i.e.</i> , “Institution of annexation proceedings”)

Discussion addressed notification of the annexation to Hays County and U.S. Department of Justice on boundary changes pertinent to voter rolls and election preclearance.

Councilmember Showalter moved to approve the ordinance, as presented, including the abovementioned date revisions in the ordinance's *Voluntary Annexation Schedule*. Councilmember Anderson seconded. Motion carried on a vote of 5-0.

7. Discussion and Possible Action

- A. Discuss and consider possible action regarding the proposed Central Wimberley Master Plan. (*Planning and Zoning Commission; this agenda item was continued from the November 6, 2014 City Council meeting*)

Mayor Thurber outlined procedures for speakers.

Speaking as an attorney who specializes in the area of eminent domain law and as a Wimberley property owner, Mike Barron said that 59-60 parking spaces will be taken if the Square is turned into a park. Mr. Barron stated that the current Council may sincerely promise to never use the power of eminent domain, but said it cannot bind future Councils to that promise, nor can it give away the City's power to take private property for a public purpose. He said that if any of the owners potentially affected by the possible loss of parking spaces wish to sell, rent, or improve their properties in the future, the Plan places a "cloud" on their properties, despite any promise to the contrary made by the current Council. Mr. Barron stated it would be very expensive for the City to buy properties under eminent domain.

Richard Mason spoke of his long history as a Wimberley resident and husband of a Square business owner. Mr. Mason referred to his email sent to Council late last night and asked three questions:

- 1) Why are so many people nervous, frustrated, and angry about this process?
- 2) Does this process preserve the Wimberley way?
- 3) Why is this issue on a fast track?

In the interest of brevity, Mr. Mason stated his emphatic negative answer to abovementioned Question 2. He felt the Plan started as a simple vision, progressed to a full-blown master plan, and noticed confusion among Council as to whether this is a vision or a plan. He did not feel the Plan has been thoroughly vetted and felt that developers are critical to the success of this Plan. Mr. Mason recalled statements made at the second Master Plan workshop that he felt gave City administration too much control over the development process, at the exclusion of City Council.

Wimberley resident Lila McCall agreed with Richard Mason's comments and said that lack of knowledge as a major problem. She alleged that the City's contractual agreement with Design Workshop is an unauthorized contract, because it was not signed by the mayor. She said that many experts live in Wimberley and their expertise should be utilized by the City, including recruiting knowledgeable residents for a Plan task force. She felt the Plan language is too vague and that Design Workshop relied too heavily on the charrette process. Ms. McCall said that

more staff education is needed and that the Planning and Zoning Commission and City Council should have vetted the Plan development process more thoroughly.

Mayor Thurber corrected Ms. McCall's statement regarding the contract by noting that City Council did review the contract and authorized the city administrator to sign said contract.

Before opening Council discussion, Mayor Thurber read his commentary prepared for tonight's meeting on the Plan's history, its development process, and associated concerns. (*Attached is a copy of Mayor Thurber's comments, as provided by Mayor Thurber.*)

Councilmember Showalter recognized the emotional impact of the Plan and explained that her policy is to look at emotional issues dispassionately and make decisions on a logical and rational basis. She noted her careful review of the Plan's basic components, which are data and its interpretation by Design Workshop. Finding no problems with the data or its collection, Councilmember Showalter advised that her research of prior Council actions showed that Design Workshop delivered a *draft* Plan, as specified in its contract with the City. She pointed out that a draft Plan is a document that is expected to be revised, which is the process Council has already started. She cautioned that if Council does not approve the Plan, then it cannot hypocritically use the data from the Plan. She stated that she cannot vote to take away from the citizens of this community data that they bought and paid for. Councilmember Showalter felt that citizens deserve to have the data to use as they see fit, including its use in revising the Plan.

Councilmember Anderson stated she sees this document as a starting point to help preserve our future, not something to take away from our community. She recognized growth is going to happen (or not) and that things do not stay the same. She said our community will grow or digress and it is up to us to determine what growth will look like. Councilmember Anderson noted that the Plan is a living document that will determine what Wimberley will look like and is simply a starting point, as the Plan will be revised over time by future Councils. After speaking with a lot of business owners, Councilmember Anderson cited a conversation regarding Glen Rose, Texas, which experienced problems remaining vibrant and prosperous due to lack of maintenance of basic infrastructure such as connectivity and sidewalks. She noted that businesses moved away from Glen Rose, negatively affecting overall net worth and property values. She felt that the Plan is a starting point to help the City of Wimberley remain prosperous and maintain property values.

Councilmember Meeks agreed with Councilmember Showalter's comments; however, felt that the Plan, with proposed changes, is still not a good fit for Wimberley or downtown business owners. He agreed on the need to have a Plan in place, which he felt is a starting point, but thought more time is needed to gain the confidence of the public that Council serves. He stated that when Council loses the trust of the people, it affects every action Council takes now and in the future. He acknowledged the fears of those who distrust current and future Councils, whose actions cannot be guaranteed. Councilmember Meeks felt that recommendations of stakeholders need further consideration and said it would be hard for him to approve the Plan.

Councilmember Talcott read a statement containing his position and concerns regarding the Master Plan and closed his comments by stating that he would vote against the Plan in its current state. *(Attached is a copy of Councilmember Talcott's comments, as provided by Councilmember Talcott.)*

Councilmember White thanked prior speaker, attorney Mike Barron, for his earlier comments on eminent domain. He felt that if the Plan were to become effective, it is going to hurt the businesses right around the Square. He cited comments about the City's lack of funds to implement Plan recommendations and questioned "Why then do we need the force of law behind each one of these steps to go ahead?" Councilmember White stated that removing all of the parking spaces off the Square will "kill the property values of everyone there." He closed by stating: "As currently presented, I don't want to kill it completely. We can continue planning, but as currently formulated, I do not want to put the effect of law behind it."

Mayor Thurber clarified that prior statements made about aspects of the Plan not coming to fruition meant that the Plan is a concept and its ideas would likely not come to fruition as depicted on paper.

Councilmember Talcott moved to turn down (not accept) the Plan, as currently written, which includes revisions to date. Councilmember Meeks seconded. Discussion established that should the Plan not be approved by Council, the Plan's data could still be used for planning purposes and that Council may reconsider the Plan, if it so desires, in the future.

Mayor Thurber called for a vote as follows: Councilmember White, aye; Councilmember Showalter, nay; Councilmember Meeks, aye; Councilmember Anderson, aye; Councilmember Talcott, aye. Motion carried on a vote of 4-1.

Mayor Thurber called a brief recess at 7:38 p.m. and reconvened the meeting at 7:43 p.m.

- B. Discuss and consider possible action regarding plans for the 7th Annual *Winter's Eve – A Christmas Festival on the Wimberley Square* on Saturday, December 13, 2014. *(City Administrator)*

City Administrator Ferguson advised that event organizers will be providing on-site security and insurance. He noted that the parking surfaces of the City-owned and leased parking lots on Oak Drive will be improved prior to the event and that the City will provide barricades. He noted more surface improvements are scheduled after the *Winter's Eve* event and that repairs to light fixtures are being handled by Pedernales Electric Cooperative and Texas Department of Transportation. Discussion addressed specific lighting repairs and additional restroom facilities.

Councilmember White moved to approve the item, as presented. Councilmember Anderson seconded. Motion carried on a vote of 5-0.

- C. Discuss and consider possible action cancelling the December 18, 2014 Regular City Council meeting. *(City Administrator)*

After brief discussion of past cancellation practices, Councilmember Meeks moved to approve cancelling the December 18, 2014 Regular City Council meeting. Councilmember Talcott seconded. Motion carried on a vote of 5-0.

8. City Council Reports

- Announcements
- Future Agenda Items

Hearing no announcements or future agenda items, Mayor Thurber called the meeting adjourned.

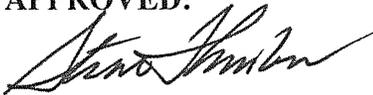
Adjournment: Council meeting adjourned at 7:49 p.m.

Recorded by:


 Cara McPartland

These minutes approved on the 5th of January, 2015.

APPROVED:


 Steve Thurber, Mayor



(Mayor)

CENTRAL WIMBERLEY MASTER PLAN

- I. HISTORY – The process for the plan began with the decision by city council in late 2013 to fund a master plan for the central Wimberley area. Bids were sought and council authorized an agreement with Design Workshop in March 2014. Design Workshop then studied Wimberley’s development history, existing master plans, and zoning codes .(CWMP pgs 5-8) From there they documented existing conditions in section 2 of the CWMP (pgs 11-26). This led to community engagement with 3 days of Vision Charrettes. (CWMP pgs 29-30) These charrettes included all stakeholder groups as well as the City Council, the Planning & Zoning commission, and the Transportation Advisory Board and open houses for all members of the public.
- II. PURPOSE OF PLAN – The overall purpose of this plan is to protect and preserve central Wimberley.
- III. DEFINITION OF MASTER PLAN – According to the Merriam-Webster dictionary, master plan is a noun defined as “a plan giving overall guidance.” Dictionary.com defines it as “a comprehensive overall strategy.” Yourdictionary.com defines it as “a comprehensive document that sets out an overall strategy.” I think we can all see the common theme here, a road map for decision making.
- IV. WHAT THIS DOCUMENT IS NOT – This document is not a development plan. It was not generated with any specific development in mind by either Design Workshop, city council or city staff.
- V. WHAT THIS DOCUMENT IS – This document is a reference document that will assist the city, property owners, and potential developers to achieve the protection and preservation of central Wimberley. It is a compilation of ideas and recommendations developed with unprecedented public input.
- VI. ITEMS OF GENERAL CONCENSUS – There are several items where consensus has been achieved.
 - a. The need for a plan.
 - b. The desire for updating current building and zoning codes to assure Wimberley remains Wimberley. Some have called this look the vintage look.
 - c. Any and all future development be “the Wimberley way.”
- VII. ITEMS THAT HAVE BEEN ADDRESSED AND APPROPRIATE CHANGES MADE
 - a. Roads across private property – Changes have been made with public input to change the depiction of the need for connectivity when and if redevelopment occurs.

- b. Trails were removed due to public input.
- c. Implementation matrix – priorities and language changes made due to public input and council discussions.

VIII. OTHER ISSUES ADDRESSED – (These are my thoughts and opinions)

- a. Pictures – It has been suggested that the pictures in the document be removed as they are not Wimberley. As the document states, these are visual representations of how other communities have addressed the issues being depicted. The document states these are neither intended to look like Wimberley nor a suggestion/recommendation for implementation. They are to be used merely as a reference. Removing the pictures would be removing a tool in this toolbox.
- b. Downtown green space – Some feel that the green space depicted on the square shouldn't be there as it is a negative to the area, i.e. loss of parking. One common thread in public feedback during the charrette process was the desire to have green space downtown. The actual location, if any, of downtown green space will happen if and when and if there is 1) redevelopment and 2) property owner participation. This, like the pictures, is a representation of the input derived from the public input process and removing it would be removing a tool in this toolbox.
- c. Document developed by an out of town firm and should have used a local firm. – The city received no bids from a local firm and Design Workshop was far and away the most qualified of the bidders. It should also be noted there were discussions that to maintain independence and credibility in the process, it should not be a local firm. Design Workshop is totally committed to the preservation and protection of Wimberley as evidenced by the numerous awards they, and the city, have received for the design and construction of Blue Hole Park. They continue to visit Wimberley for both pleasure and as a resource for their other worldwide projects.
- d. Design Workshop is trying to make Wimberley look like some other city, e.g. Aspen. – The entire document is produced with the input from the public input process. None of their inquiries of stakeholders, city staff and officials, and the public were directed towards a desired answer or input. I believe this issue is related to looking at the pictures without reading the document. The document is very clear in there is no intent or desire to make Wimberley anything other than what we want it to be.
- e. The document encourages the use eminent domain. – There is nothing in this document that encourages the use eminent domain. If there were, I would be the first to take action to remove it. The use of eminent domain is, by state law, an action the city may take, with or without this document. I know this issue is still on the minds of many, as it should be, but I can only imagine the outcry of the citizens of Wimberley should such an action be initiated. There is nothing this, or any other, council can do to eliminate this possibility.
- f. There has been inadequate public communication. – There have been unprecedented public input opportunities on this document. The public has been actively involved from the very beginning. City council has held workshops (all open to the public) to inform

ourselves on the issues and as I mentioned earlier, made substantial modifications based on public input. Members of council and I have visited with numerous citizens in an effort to become better informed and to relate their ideas and concerns back to council.

- g. The city has an agreement with a developer to implement this document. – I hope no one actually believes this. Statements to this effect have absolutely no basis in fact, are inflammatory and insulting to your elected officials. That’s all I’m going to say about that.
- h. The term Master Plan has negative connotations. – The term Master Plan is generally accepted terminology for these types of documents. People who use them are accustomed to the terminology and it is what they are used to looking for. Therefore I would recommend that Master Plan remain at least part of the name. One suggestion to make the name more accurately reflect the document might be to name it “Central Wimberley Master Plan – A Guide to the Protection and Preservation of Central Wimberley.”

- IX. **SUMMARY** –I appreciate all of the public input. This is how the process works, and should work, in a small community. I urge all of us to remember this is not a development document but a road map to keeping Wimberley Wimberley. I also urge all of you to carefully and thoughtfully read the plan and I believe you will find it to be a valuable tool for all of us to use in preserving and protecting central Wimberley.

I want you, the public, to know that this council has thoughtfully and thoroughly taken this document and public input into consideration. I feel confident this council will consider what is in the best interest of the city.

I want to thank each and every councilmember, Don and the city staff for their dedication and hard work throughout this process.

(Lalcoff)

As I have said many times, a plan must be executable to be a plan. A "master" plan is your all-encompassing strategic plan for the future of Wimberley. ^{CITY CENTER}
However, as ~~the Mayor~~ ^{IT HAS} has said, the master plan is a vision and not a plan. The City council even changed the title of the plan to the City Vision. However tonight's agenda says that we are discussing the Master Plan. When a city makes a "Master Plan", it is giving comprehensive guidance or instruction to the citizens and the City staff (American heritage Dictionary). (Or a comprehensive long-term strategy.) However, ~~The Mayor~~ ^{IT / BEEN} has stated that he does not understand the citizens issues since hardly anything in the plan will come to fruition anyway.

So what is it that we have and how is it going to be used?

First, this document does not represent the entire city. It is NOT a Wimberley Master Plan. Thus, it does not replace the Wimberley Comprehensive Plan. Instead, it is the Central Wimberley Master Plan and, if approved, it has to become an attachment to the Comprehensive Plan. The contractor's recommendation in this plan states that the 5 and 10 year projections for land use in the Master Plan are only estimates and do not represent detailed conclusions developed from a comprehensive market study. So, it is not a comprehensive market study.

If it is not a comprehensive market study, then why the "Maps"?

Maps were created in the Master Plan to depict many recommended changes.

1. Designated Land Use: The most paramount concern in the plan was that land use such as new Walking trails, new streets and new parking lots were documented within the plan without coordination of the current property owners. Because of the lack of coordination, the Plan's Maps became a surprise and an outcry from the citizens. Now because of the poor coordination of the Master Plan, the citizens wonder if the city or a developer is going to come to the city and ask for Eminent Domain and take over their property. If this perception is in error, then shame on the City for not being concerned with property owner's feelings and doing due diligence. However, if this plan's intent is to be used to

The P and Z unanimously approved this document. I was not at their meeting thus I do not know how it was presented to them or their discussion on the topic.

The Master Plan was brought to the City Council with the intent of immediate passage. We are now in our third ^{MONTH} month of review and it still does not express the feelings of the Wimberley citizens or the shop owners *I HAVE TALKED TO.*

We have three choices:

1. Defeat the plan
2. Table the plan
3. OR if this plan is really needed, I believe the Wimberley City Council needs to commission volunteers from the community and shop owners to rewrite this Master Plan and present the new product in March.